

Blendon Estate
11747 Park Heights Avenue
Owings Mills Vicinity
Baltimore County
Maryland

HABS No. MD-994

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
MID-ATLANTIC REGION, NATIONAL PARK SERVICE
DEPARTMENT OF THE INTERIOR
PHILADELPHIA, PENNSYLVANIA 19106

HISTORIC AMERICAN BUILDINGS SURVEY

BLENDON ESTATE

HABS No. MD-994

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Location: 11747 Park Heights Avenue, vicinity of Owings Mills,
Baltimore County, Maryland

USGS Cockeysville Quadrangle, Universal Transverse
Mercator Coordinates: 18.351000.4365860

Present Owner: Caves Valley Golf Club, Inc.
c/o Whiting-Turner Contracting Company, Inc.
Hampton Plaza, 300 East Joppa Road, Towson
Baltimore, Maryland 21204-3048

Present Use: Under development as a golf course.

Significance: The Blendon Estate has been cited by registration form for the Caves Valley National Register Historic District as "a contributing resource with a high level of integrity and historic and architectural significance to the nomination."¹ The significance of the 110-acre tract lies in its origins as part of "The Caves" estate of the Carroll family. Dr. Charles Carroll acquired the land in the early 18th century, and his descendants operated a 2,500-acre farm in the Caves Valley until the 1890's. Despite the subdivision of the Caves property into smaller country estates in the early 20th century, the open, rural character of the 19th century farm has continued. Operation of the Blendon Estate, created by Richard E. Breed, 3rd, in the 1930's, has centered on the Breed-Krongard House, which stands at the top of a hill overlooking the former Caves tract, and on the hay barn and tenant house. The latter two buildings represent uses that have continued on the Blendon tract since the mid-19th century.

¹Janet L. Davis, National Register of Historic Places Registration Form for "The Caves Valley Historic District," April, 1988 (copy in files of Maryland Historical Trust, Annapolis, MD), Item 7, p. 26.

PART I. HISTORICAL INFORMATION

The Blendon Estate is the northernmost portion of the Caves Estate operated by the Carroll family during the 18th and 19th century. The land was first acquired by Dr. Charles Carroll in the 1730's and 1750's. By the time that the original wing of the tenant house and the bank barn on the Blendon section of the estate were constructed in the 19th century, the Caves property had grown to 2,500 acres. Under the ownership of John Henry Carroll (1803-56) and his son John Nicholas Carroll (1847-1926), the "Caves" was a grain and livestock farm, consisting of multiple fields extending on both sides of what is now Park Heights Avenue and Caves Road (see Figure 1).² On sloping land such as is found surrounding the site of the tenant house and nearby bank barn, livestock production seems to have been paramount. The tenants of the Carrolls resided in the dwelling and raised the livestock and hay needed for feed in their portion of the estate. Hay was stored in the main level of the barn, and the livestock were kept in pens in the lower level. The Caves mansion house and main cluster of outbuildings stood over a mile to the southwest, across what is now Park Heights Avenue.

In 1897, the son of John Henry Carroll, John Nicholas Carroll (1847-1926) defaulted on a mortgage he had taken on the Caves estate, and the tract was sold at auction. The portion containing the tenant house and barn passed in 1925 to Janon Fisher, a retired engineer who resided in the Caves mansion to the south of the parcel containing the barn. In 1935, Fisher and his wife sold the 110 acres surrounding the barn and tenant house immediately to the south to Richard E. Breed, 3rd, President of the General Penn Refining Co. of Baltimore. It was probably Breed who erected the Breed-Krongard House, the large, Neo-Georgian residence that now stands on the top of the hill above the barn. Breed, who lived on the property until selling it in 1946, apparently also remodeled the lower level of the barn to serve as a garage and horse stable. Since 1946 the estate has been known as "Blendon," a name that Breed may have given it. Three other families have owned Blendon and resided there during the period since World War II.

PART II. DESCRIPTIVE INFORMATION

The 110-acre Blendon Estate consists of rolling topography along the north side of Park Heights Avenue, in the Caves Valley north of Owings Mills, Maryland. The principal three buildings on the estate stand in descending order on the main north-slope of the property: the Neo-Georgian Breed-Krongard House at the summit of the tract, the vernacular bank barn lower on the slope, and the tenant house about 100 feet below the barn (see Photograph 1). Outline format documentation reports for the barn and tenant house are attached.

²ibid., Section 8, p. 3.

PART III. GRAPHIC INFORMATION

Figures 1 through 7 present a sketch site plan of the Blendon Estate, sketch floor plans of the Blendon Estate Barn and Tenant House, a historical view of the Caves estate, and three historical maps depicting the tenant house.

PART IV. SOURCES OF INFORMATION

A. Primary and unpublished sources:

Baltimore City Directories, Maryland Historical Society, Baltimore, Maryland.

Bromley, George W. and Walter D. Bromley. Atlas of Baltimore County, Maryland. Philadelphia: G. W. Bromley and Co., 1898.

_____. Atlas of Baltimore County, Maryland. Philadelphia: G. W. Bromley & Co., 1915.

Deed books, Land Records Office, Baltimore County, Towson, Maryland.

Hopkins, G. M. Atlas of Baltimore County. Baltimore(?), 1877.

Will records, Register of Wills, Baltimore County, Towson, Maryland.

B. Secondary and published sources:

Davis, Janet L. National Register of Historic Places Registration Form for "The Caves Valley Historic District." April, 1988.
[Copy in files of Maryland Historical Trust, Annapolis, MD.]

Scharf, J. Thomas. History of Baltimore City and County. Baltimore(?), 1881.

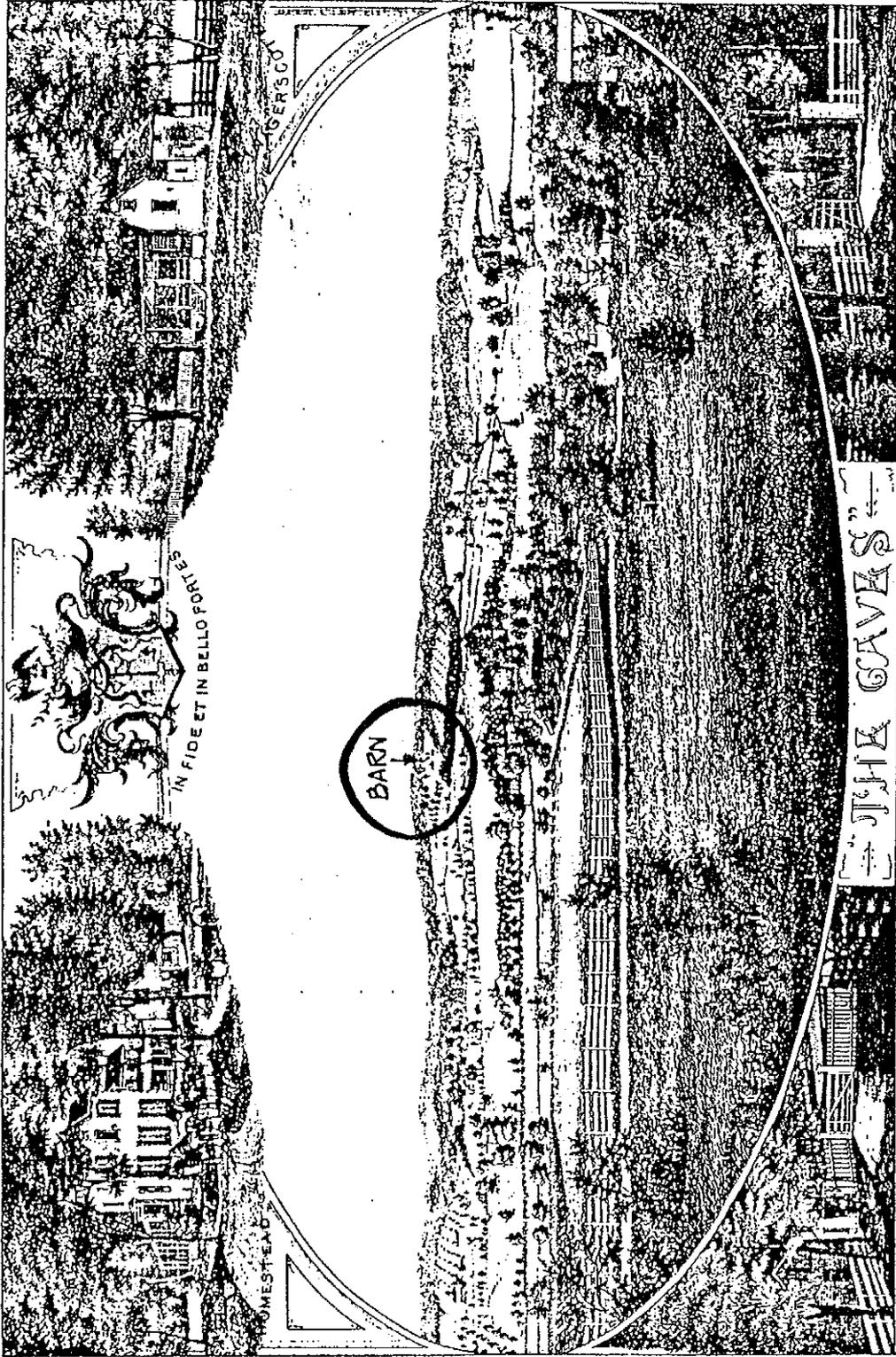
Thomas, Dawn F. The Green Spring Valley: Its History and Heritage. Baltimore: Maryland Historical Society, 1978.

PART IV. PROJECT INFORMATION

The documentation of the Blendon Estate Barn has been prepared as a mitigation measure for the possible demolition of the barn in connection with the construction of a golf course on the Blendon estate. Mitigation is necessary because a Section 404 permit from the U.S. Army Corps of Engineers is required for the development of the Blendon property. The

documentation includes an outline format report, large format photographs of the barn according to HABS standards, sketch floor plans, and a narrative format summary of the overall Blendon property. The documentation records were prepared during December, 1989.

Prepared by: James A. Glass, Ph.D.
Title: Project Manager,
Historic Preservation
Affiliation: Greenhorne & O'Mara, Inc.
Date: December 21, 1989



Louis H. Evert, Publisher.

ENTRANCE TO "THE CAVES."

THE ESTATE OF JOHN CARROLL, HQ. OF "THE CAVES," MARYLAND,
Containing about 3000 Acres. Patented by Chas. Carrell, October 10, 1881.

PORTER'S LODGE.

P. F. Lewis, Del., Warren, O.

FIGURE 4-FROM J. THOMAS SCHARF, HISTORY OF BALTIMORE CITY AND COUNTY, 1881.

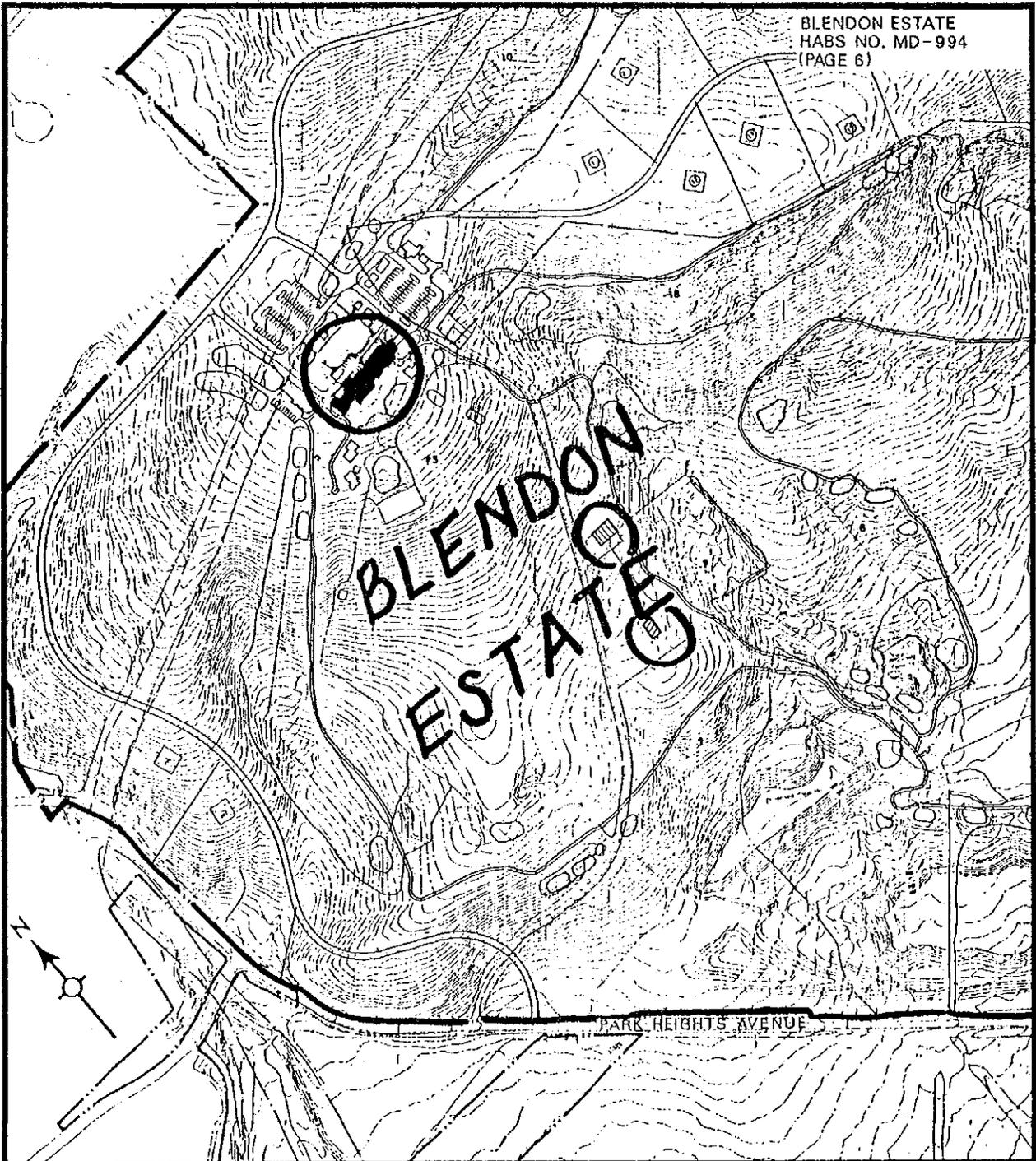


FIGURE 1- SKETCH SITE PLAN OF BLENDON ESTATE

-  BLENDON ESTATE BARN
-  BREED-KRONGARD HOUSE
-  BLENDON ESTATE TENANT HOUSE



FIGURE 6-1898 MAP THAT SHOWS A TENANT HOUSE AT A LOCATION TO THE SOUTH OF THE BLENDON TENANT HOUSE SITE. FROM GEORGE W. AND WALTER D. BROMLEY, ATLAS OF BALTIMORE COUNTY, MARYLAND (1898)

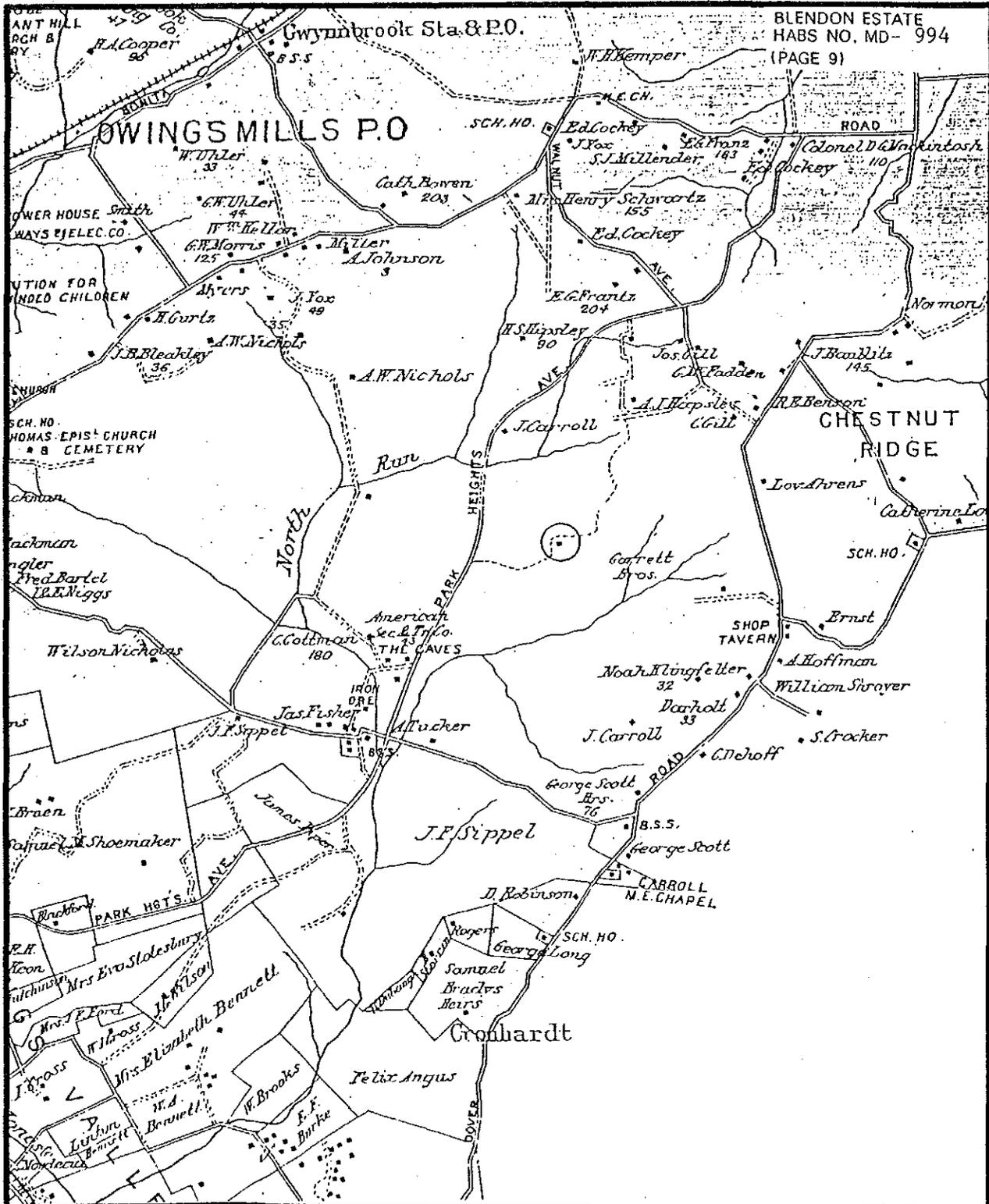


FIGURE 7-1915 MAP SHOWING DWELLING (CIRCLED) ON SITE OF BLENDON ESTATE TENANT HOUSE FROM GEORGE W. BROMLEY, ATLAS OF BALTIMORE COUNTY, MARYLAND (1915).